

049.C

Map

0002

Block

0002.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 349,200 /

USE VALUE: 349,200 /

ASSESSed: 349,200 /

Total Card /

Total Parcel

349,200

349,200

349,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		MYSTIC ST, ARLINGTON

Unit #: 2

Owner 1: HODER JAMES P

Owner 2: HODER FRANCESCA BURGOS

Owner 3:

Street 1: 56 MYSTIC ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

OWNERSHIP

PREVIOUS OWNER

NARRATIVE DESCRIPTION

OTHER ASSESSMENTS

PROPERTY FACTORS

LAND SECTION (First 7 lines only)

IN PROCESS APPRAISAL SUMMARY

PREVIOUS ASSESSMENT

SALES INFORMATION

BUILDING PERMITS

Parcel ID 049.C-0002-0002.0

TAX DISTRICT

ACTIVITY INFORMATION

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date

PRINT

LAST REV

PAT ACCT.

Sign:

136221

12/14/17

!4190!

12/10/20 19:15:04

09/17/19 09:25:06

mmcmakin

4190

VERIFICATION OF VISIT NOT DATA

136221

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	6064																

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

Type:	99 - Condo Conv			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	3 - BrickorStone			
Frame:	1 - Wood			
Prime Wall:	2 - Clapboard			
Sec Wall:				%
Roof Struct:	1 - Gable			
Roof Cover:	1 - Asphalt Shgl			
Color:	GREY			
View / Desir:				

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	646-5645,Building Number 1.

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1860	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G17	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	10.930000305
Name:	41 - 6064

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4			BRs: 2			Baths: 1			HB		

## REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	0
Totals			
1	4	2	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		10.8	%

## CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj \$ / SQ:	402.232
Other Features:	60733
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391448
Depreciation:	42276
Depreciated Total:	349171

## COMPARABLE SALES

[illegible]

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	660	402.230	265,47
Net Sketched Area:		660	Total:	265,47
Size Ad	660	Gross Are	660	FinArea

### SUB AREA DETAIL

[illegible]

## IMAGE

